

TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: June 20, 2022

CASE NO.: BZA-22-049

PETITIONER: Joedy & Debra Graham

REQUESTED ACTION: Variance of Development Standards of Chapter 154 Article 2.4B(2)(e) 1. Minimum Front Yard to construct a garage addition 8 feet into the required 30 foot front yard.

SITE INFORMATION

LOCATION: 1243 Eldin Drive

LOCATION MAP:



PROJECT OVERVIEW

The applicant desires to construct a single-story addition to the existing attached garage which would extend 8' into the required 30' front yard facing Eldin Drive.

The concrete pad for the addition was installed prior to permits being issued or inspections being conducted. Efforts are currently underway to ascertain compliance with the Building Code concerning depth of footings.

EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: R-3 Medium Density Residential	Site: Single Family Detached
North: R-3 Medium Density Residential	North: Single Family Detached
South: AG Agriculture / R-2 Low Density Residential	South: Single Family Detached
East: R-3 Medium Density Residential	East: Single Family Detached
West: R-3 Medium Density Residential	West: Single Family Detached

PARCEL SIZE: 14,500 sqft. +/-

STAFF COMMENTS, QUESTIONS AND

- At the time of writing this report no elevation drawings or construction plans for the building permit have been submitted. Please note the proposed plot plan attached below.
- The applicant has indicated that the roof line of the addition is to match up with the existing roof line.
- There is 25' of existing open yard to the north which will accommodate the 15' addition on that side of the residence.

MOTIONS

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-22-022, as filed by Christopher Farrar, requesting a Development Standards Variance of Chapter 150 Article 13.2 of the Town of Plainfield Zoning Ordinance to allow an accessory structure to exceed the height of the principal structure, not to exceed 5.5 feet, at 901 Walton Drive. Subject to the following findings:

1. The approval **will not / will** be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance **will not / will** be affected in a substantially adverse manner;
3. The strict application of the terms of the zoning ordinance **will / will not** result in practical difficulties if applied to the property for which the variance is sought;

And that such approval shall be subject to the following condition(s):

- Substantial compliance with Board of Zoning Appeals packet information dated March 21, 2022.

NAME Debbie
Via BAXTER Family Construction
Address 1243 Eldin Dr.
Plainfield, IN
46168

Removed Structural Wall:

New Foundation

Addition to Front Porch
Slab / Brush Finish

